

SECTION 7 RESIDENTIAL MULTI FAMILY 3,500 (R-MF-3,500)

- 7.1 Intent: Provide for multi-family development in areas that have community water and sewer service.
- 7.2 Density: 3,500 square feet per multi-family dwelling, not to exceed 12 multi-family dwellings per gross acre.
- 7.3 Permitted Uses:
- a. Accessory uses and structures.
 - b. Apartments.
 - c. Bus shelters and turnouts.
 - d. Child care facilities.
 - e. Family Day Care Homes or Group Day Care Homes as registered by the state of Montana.
 - f. Multi-family dwellings.
 - g. Trails for non-motorized use, parks and open space.
- 7.4 Conditional Uses:
- a. Caretaker residence.
 - b. Community residential facilities as defined in 76-2-411, MCA.
 - c. Golf courses.
 - d. Emergency helistops as an accessory to public safety facilities.
 - e. Libraries.
 - f. Places of worship.
 - g. Planned unit developments.
 - h. Public/private safety facilities or services.
 - i. Schools.
 - j. Utility service operation facilities.
- 7.5 Required Setbacks:
- | | |
|--------|---------|
| Front: | 25 feet |
| Side: | 10 feet |
| Rear: | 10 feet |
- 7.6 Minimum Lot Width: 60 feet
- 7.7 Maximum Building Height: 40 feet
- 7.8 Parking Standards: See Section 34.
- 7.9 Additional Standards: See Development Standards.

(Amended: County Commission Resolution No. 1997-81)

This page left blank intentionally.

SECTION 8 RESIDENTIAL Mobile Home 6,000 (R-SF-6,000)

- 8.1 Intent: Provide for mobile home parks or subdivisions in areas that have community water and sewer service.
- 8.2 Minimum Area Requirements: 6,000 square feet per mobile home unit, not to exceed seven mobile home units per gross acre.
- 8.3 Permitted Uses:
- a. Bus shelters and turnouts.
 - b. Family Day Care Homes or Group Day Care Homes registered by the Department of Family Services under 52-2-8, MCA.
 - c. Mobile homes.
 - d. Single-family dwellings.
 - e. Trails for non-motorized use, parks and open space.
- 8.4 Conditional Uses:
- a. Caretaker residence, guest house and accessory apartment.
 - b. Community residential facilities as defined in 76-2-411, MCA.
 - c. Golf courses.
 - d. Emergency helistops as an accessory to public safety facilities.
 - e. Libraries.
 - f. Places of worship.
 - g. Planned unit developments.
 - h. Public/private safety facilities or services.
 - i. Schools.
 - j. Utility service operation facilities.
- 8.5 Required Setbacks:
- | | |
|--------|---------|
| Front: | 25 feet |
| Side: | 10 feet |
| Rear: | 10 feet |
- 8.6 Minimum Lot Width: 60 feet
- 8.7 Maximum Building Height: 40 feet
- 8.8 Parking Standards: See Section 34.
- 8.9 Additional Standards: See Development Standards.

(Amended: County Commission Resolution No. 1997-81)

This page left blank intentionally.

SECTION 9 RESIDENTIAL MULTI-FAMILY 6,500 (R-MF-6,500)

- 9.1 Intent: Provide for more dense residential development in areas that have community water and sewer service.
- 9.2 Density: 6,500 square feet per dwelling, not to exceed 6.7 dwellings per gross acre.
- 9.3 Permitted Uses:
- a. Accessory uses and structures.
 - b. Bus shelters and turnouts.
 - c. Child care facilities.
 - d. Family Day Care Homes or Group Day Care Homes registered by the Department of Family Services under 52-2-7, MCA.
 - e. Multi-family dwellings smaller than and including fourplexes.
 - f. Single-family dwellings.
 - g. Trails for non-motorized use, parks, and open space.
- 9.4 Conditional Uses:
- a. Accessory apartment, caretaker residence and guest house.
 - b. Bed and breakfast inns.
 - c. Community Residential Facilities as Defined in 76-2-411, MCA.
 - d. Golf courses.
 - e. Emergency helistops as an accessory to public safety facilities.
 - f. Libraries.
 - g. Multi-family dwellings larger than four-plexes.
 - h. Places of worship.
 - i. Planned unit developments.
 - j. Public/private safety facilities or services.
 - k. Schools.
 - l. Utility service operation facilities.
- 9.5 Required Setbacks:
- | | |
|--------|---------|
| Front: | 25 feet |
| Side: | 10 feet |
| Rear: | 10 feet |
- 9.6 Minimum Lot Width: 60 feet
- 9.7 Maximum Building Height: 40 feet
- 9.8 Parking Standards: See Section 34.
- 9.9 Additional Standards: See Development Standards.

(Amended: County Commission Resolution No. 1997-81)

This page left blank intentionally.

SECTION 10 RESIDENTIAL SINGLE FAMILY 7,500 (R-SF-7,500)

- 10.1 Intent: Provide for medium-density, single-family development in areas that have community sewer and water service.
- 10.2 Minimum Lot Size: 7,500 square feet.
- 10.3 Permitted Uses:
- a. Accessory uses and structures.
 - b. Bus shelters and turnouts.
 - c. Child care facilities.
 - d. Family Day Care Homes or Group Day Care Homes registered by the Department of Family Services under 52-2-7, MCA.
 - e. Single-family dwellings.
 - f. Trails for non-motorized use, parks and open space.
- 10.4 Conditional Uses:
- a. Bed and breakfast inns.
 - b. Community Residential Facilities as defined in 76-2-411, MCA.
 - c. Guest house, accessory apartment and caretaker residence.
 - d. Golf courses.
 - e. Emergency helistops as an accessory to public safety facilities.
 - f. Libraries.
 - g. Places of worship.
 - h. Planned unit developments.
 - i. Public/private safety facilities or services.
 - j. Schools.
 - k. Utility service operation facilities.
- 10.5 Required Setbacks:
- | | |
|--------|---------|
| Front: | 25 feet |
| Side: | 15 feet |
| Rear: | 10 feet |
- 10.6 Minimum Lot Width: 70 feet
- 10.7 Maximum Building Height: Flat roof: 30 feet
Pitched roof: 33 feet
- 10.8 Parking Standards: See Section 34.
- 10.9 Additional Standards: See Development Standards.

(Amended: County Commission Resolution No. 1997-81)

This page left blank intentionally.

SECTION 11 RESIDENTIAL SINGLE FAMILY 11,000 (R-SF-11,000)

- 11.1 Intent. Provide for low-density, single-family development in areas that have community water and sewer service.
- 11.2 Minimum Lot Size. 11,000 square feet.
- 11.3 Permitted Uses:
- a. Accessory uses and structures.
 - b. Bus shelters and turnouts.
 - c. Child care facilities.
 - d. Family Day Care Homes or Group Day Care Homes registered by the Department of Family Services under 52-2-7, MCA.
 - e. Single-family dwellings.
 - f. Trails for non-motorized use, parks and open space.
- 11.4 Conditional Uses:
- a. Bed and breakfast inns.
 - b. Community Residential Facilities as defined in 76-2-411, MCA.
 - c. Guest house, accessory apartment and caretaker residence.
 - d. Golf courses.
 - e. Emergency helistops as an accessory to public safety facilities.
 - f. Libraries.
 - g. Places of worship.
 - h. Planned unit developments.
 - i. Public/private safety facilities or services.
 - j. Schools.
 - k. Utility service operation facilities.
- 11.5 Required Setbacks:
- | | |
|--------|---------|
| Front: | 25 feet |
| Side: | 15 feet |
| Rear: | 10 feet |
- 11.6 Minimum Lot Width: 85 feet
- 11.7 Maximum Building Height:
- | | |
|----------------|---------|
| Flat roofs: | 30 feet |
| Pitched roofs: | 33 feet |
- 11.8 Parking Standards: See Section 34.
- 11.9 Additional Standards: See Development Standards.

(Amended: County Commission Resolution No. 1997-81)

This page left blank intentionally.

SECTION 12 RESIDENTIAL CLUSTER SINGLE FAMILY 1 (RC-SF-1)

- 12.1 Intent: Provide for low-density, single-family clustered development as defined in Section 35.
- 12.2 Density: One dwelling unit per gross acre.
- 12.3 Permitted Uses:
- a. Accessory uses and structures.
 - b. Bus shelters and turnouts.
 - c. Child care facilities.
 - d. Family Day Care Homes or Group Day Care Homes registered by the Department of Family Services under 52-2-7, MCA.
 - e. Single-family dwellings.
 - f. Trails for non-motorized use, parks and open space.
- 12.4 Conditional Uses:
- a. Accessory apartment, caretaker residence and guest house.
 - b. Bed and breakfast inns.
 - c. Community Residential Facilities as defined in 76-2-411, MCA.
 - d. Emergency helistops as an accessory to public safety facilities.
 - e. Golf courses.
 - f. Libraries.
 - g. Places of worship.
 - h. Planned unit developments.
 - i. Public/private safety facilities or services.
 - j. Schools.
 - k. Trails for motorized use.
 - l. Utility service operation facilities.
- 12.5 Required Setbacks (greater than one acre):
- | | |
|--------|---------|
| Front: | 35 feet |
| Side: | 35 feet |
| Rear: | 10 feet |
- Required Setbacks (less than one acre):
- | | |
|--------|---------|
| Front: | 25 feet |
| Side: | 15 feet |
| Rear: | 10 feet |
- 12.6 Maximum Building Height: 40 feet
- 12.7 Parking Standards: See Section 34.
- 12.8 Additional Standards: See Development Standards and standards for Residential Cluster Development (Section 35).

(Amended: County Commission Resolution No. 1997-81)

This page left blank intentionally.

SECTION 13 RESIDENTIAL CLUSTER SINGLE FAMILY 2.5 (RC-SF-2.5)

- 13.1 Intent: Provide for a variety of low-density, single-family clustered development as defined in Section 35.
- 13.2 Density: One dwelling unit per 2½ acres gross.
- 13.3 Permitted Uses:
- a. Accessory apartment, guest house and caretaker residence.
 - b. Accessory uses and structures.
 - c. Bus shelters and turnouts.
 - d. Child care facilities.
 - e. Family Day Care Homes or Group Day Care Homes registered by the Department of Family Services under 52-2-7, MCA.
 - f. Single-family dwellings.
 - g. Trails for non-motorized use, parks and open space.
- 13.4 Conditional Uses:
- a. Bed and breakfast inns.
 - b. Community Residential Facilities as defined in 76-2-411, MCA.
 - c. Emergency helistops as an accessory to public safety facilities.
 - d. Golf courses.
 - e. Libraries.
 - f. Places of worship.
 - g. Planned unit development.
 - h. Public/private safety facilities or services.
 - i. Schools.
 - j. Trails for motorized use.
 - k. Utility service operation facilities.
- 13.5 Required Setbacks (greater than one acre):
- | | |
|--------|---------|
| Front: | 35 feet |
| Side: | 35 feet |
| Rear: | 10 feet |
- Required Setbacks (less than one acre):
- | | |
|--------|---------|
| Front: | 25 feet |
| Side: | 15 feet |
| Rear: | 10 feet |
- 13.6 Maximum Building Height:
- | | |
|---------------|---------|
| Flat roof: | 30 feet |
| Pitched roof: | 33 feet |
- 13.7 Parking Standards: See Section 34.
- 13.8 Additional Standards: See Development Standards and standards for Residential Cluster Development (Section 35).

(Amended: County Commission Resolution No. 1997-81)

This page left blank intentionally.

SECTION 14 RESIDENTIAL CLUSTER SINGLE FAMILY 5 (RC-SF-5)

- 14.1 Intent: Provide for single-family clustered development as defined in Section 35.
- 14.2 Density: One dwelling unit per five acres gross.
- 14.3 Permitted Uses:
- a. Accessory apartment, guest house and caretaker residence.
 - b. Accessory uses and structures.
 - c. Bus shelters and turnouts.
 - d. Child care facilities.
 - e. Family Day Care Homes or Group Day Care Homes registered by the Department of Family Services under 52-2-7, MCA.
 - f. Single-family dwellings.
 - g. Trails for non-motorized use, parks and open space.
- 14.4 Conditional Uses:
- a. Bed and breakfast inns.
 - b. Campgrounds, provided they are located within a 1/2 mile of US 191, the Big Sky Spur Road, or another designated arterial road.
 - c. Community Residential Facilities as defined in 76-2-411, MCA.
 - d. Golf courses.
 - e. Emergency helistops as an accessory to public safety facilities.
 - f. Libraries.
 - g. Places of worship.
 - h. Planned unit developments.
 - i. Public/private safety facilities or services.
 - j. Schools.
 - k. Trails for motorized use.
 - l. Utility service operation facilities.
- 14.5 Required Setbacks (greater than one acre):
- | | |
|--------|---------|
| Front: | 35 feet |
| Side: | 35 feet |
| Rear: | 10 feet |
- Required Setbacks (less than one acre):
- | | |
|--------|---------|
| Front: | 25 feet |
| Side: | 15 feet |
| Rear: | 10 feet |
- 14.6 Maximum Building Height: 40 feet
- 14.7 Parking Standards: See Section 34.
- 14.8 Additional Standards: See Development Standards and standards for Residential Cluster Development (Section 35).

(Amended: County Commission Resolution No. 1997-81)

This page left blank intentionally.

SECTION 15 RESIDENTIAL CLUSTER SINGLE FAMILY 10 (RC-SF-10)

- 15.1 Intent: Provide for single-family clustered development in areas as defined in Section 35.
- 15.2 Density: One dwelling unit per 10 acres gross.
- 15.3 Permitted Uses:
- a. Accessory apartment, guest house and caretaker residence.
 - b. Accessory uses and structures.
 - c. Bus shelters and turnouts.
 - d. Child care facilities.
 - e. Family Day Care Homes or Group Day Care Homes registered by the Department of Family Services under 52-2-7, MCA.
 - f. Parks, open space and trails for non-motorized use.
 - g. Single-family dwellings.
- 15.4 Conditional Uses:
- a. Bed and breakfast inns.
 - b. Campgrounds, provided they are located within a 1/2 mile of US 191, the Big Sky Spur Road, or another designated arterial road.
 - c. Community Residential Facilities as defined in 76-2-411, MCA.
 - d. Golf courses.
 - e. Emergency helistops as an accessory to public safety facilities.
 - f. Parks, open space and trails for motorized use.
 - g. Places of worship.
 - h. Planned unit developments.
 - i. Public/private safety facilities or services.
 - j. Schools.
 - k. Utility service operation facilities.
- 15.5 Required Setbacks (greater than one acre):
- | | |
|--------|---------|
| Front: | 35 feet |
| Side: | 35 feet |
| Rear: | 10 feet |
- Required Setbacks (less than one acre):
- | | |
|--------|---------|
| Front: | 25 feet |
| Side: | 15 feet |
| Rear: | 10 feet |
- 15.6 Maximum Building Height: 40 feet
- 15.7 Parking Standards: See Section 34.
- 15.8 Additional Standards: See Development Standards and standards for Residential Cluster Development (Section 35).

(Amended: County Commission Resolution No. 1997-81)

This page left blank intentionally.

SECTION 16 RESIDENTIAL CLUSTER SINGLE FAMILY 20 (RC-SF-20)

16.1 Intent: Provide for single-family clustered development as defined in Section 35.

16.2 Density: One dwelling unit per 20 acres gross.

16.3 Permitted Uses:

- a. Accessory apartment, guest house and caretaker residence.
- b. Accessory uses and structures.
- c. Bus shelters and turnouts.
- d. Child care facilities.
- e. Family Day Care Homes or Group Day Care Homes registered by the Department of Family Services under 52-2-7, MCA.
- f. Parks, open space and trails for non-motorized use.
- g. Single-family dwellings.

16.4 Conditional Uses:

- a. Bed and breakfast inns.
- b. Campgrounds, provided they are located within a 1/2 mile of US 191, the Big Sky Spur Road, or another designated arterial road.
- c. Community Residential Facilities as defined in 76-2-411, MCA.
- d. Emergency helistops as an accessory to public safety facilities.
- e. Parks, open space and trails for motorized use.
- f. Places of worship.
- g. Planned unit developments.
- h. Public/private safety facilities or services.
- i. Schools.
- j. Utility service operation facilities.

16.5 Required Setbacks (greater than one acre): Front: 35 feet
 Side: 35 feet
 Rear: 10 feet

Required Setbacks (less than one acre): Front: 25 feet
 Side: 15 feet
 Rear: 10 feet

16.6 Maximum Building Height: Flat roof: 30 feet
 Pitched roof: 33 feet

16.7 Parking Standards: See Section 34.

16.8 Additional Standards: See Development Standards and standards for Residential Cluster Development (Section 35).

(Amended: County Commission Resolution No. 1997-81)

This page left blank intentionally.

SECTION 17 RESIDENTIAL CLUSTER SINGLE FAMILY 40 (RC-SF-40)

17.1 Intent: Provide for single-family clustered development as defined in Section 35.

17.2 Density: One dwelling unit per 40 acres gross.

17.3 Permitted Uses:

- a. Accessory apartment, guest house and caretaker residence.
- b. Accessory uses and structures.
- c. Bus shelters and turnouts.
- d. Child care facilities.
- e. Family Day Care Homes or Group Day Care Homes registered by the Department of Family Services under 52-2-7, MCA.
- f. Parks, open space and trails for non-motorized use.
- g. Single-family dwellings.

17.4 Conditional Uses:

- a. Bed and breakfast inns.
- b. Campgrounds, provided they are located within a 1/2 mile of US 191, the Big Sky Spur Road, or another designated arterial road.
- c. Community Residential Facilities as defined in 76-2-411, MCA.
- d. Emergency helistops as an accessory to public safety facilities.
- e. Parks, open space and trails for motorized use.
- f. Places of worship.
- g. Planned unit developments.
- h. Public/private safety facilities or services.
- i. Schools.
- j. Utility service operation facilities.

17.5 Required Setbacks (greater than one acre): Front: 35 feet
 Side: 35 feet
 Rear: 10 feet

Required Setbacks (less than one acre): Front: 25 feet
 Side: 15 feet
 Rear: 10 feet

17.6 Maximum Building Height: Flat roof: 30 feet
 Pitched roof: 33 feet

17.7 Parking Standards: See Section 34.

17.8 Additional Standards: See Development Standards and standards for Residential Cluster Development (Section 35).

(Amended: County Commission Resolution No. 1997-81)

This page left blank intentionally.

SECTION 18 RESIDENTIAL CLUSTER SINGLE FAMILY 100 (RC-SF-100)

18.1 Intent: Provide for single-family clustered development as defined in Section 35.

18.2 Density: One dwelling unit per 100 acres gross.

18.3 Permitted Uses:

- a. Accessory apartment, guest house and caretaker residence.
- b. Accessory uses and structures.
- c. Bus shelters and turnouts.
- d. Child care facilities.
- e. Family Day Care Homes or Group Day Care Homes registered by the Department of Family Services under 52-2-7, MCA.
- f. Parks, open space and trails for non-motorized use.
- g. Single-family dwellings.

18.4 Conditional Uses:

- a. Bed and breakfast inns.
- b. Campgrounds, provided they are located within a 1/2 mile of US 191, the Big Sky Spur Road, or another designated arterial road.
- c. Community Residential Facilities as defined in 76-2-411, MCA.
- d. Emergency helistops as an accessory to public safety facilities.
- e. Parks, open space and trails for motorized use.
- f. Places of worship.
- g. Planned unit developments.
- h. Private heliports.
- i. Public/private safety facilities or services.
- j. Schools.
- k. Utility service operation facilities.

18.5 Required Setbacks (greater than one acre):

Front:	35 feet
Side:	35 feet
Rear:	10 feet

Required Setbacks (less than one acre):

Front	25 feet
Side:	15 feet
Rear:	10 feet

18.6 Maximum Building Height:

Flat roof:	30 feet
Pitched roof:	33 feet

18.7 Parking Standards: See Section 34.

18.8 Additional Standards: See Development Standards and standards for Residential Cluster Development (Section 35).

(Amended: County Commission Resolution No. 1997-81)

This page left blank intentionally.